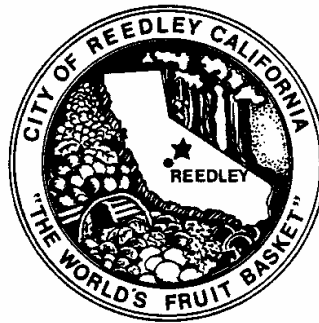


FINAL ENVIRONMENTAL IMPACT REPORT

FOR THE

CITY OF REEDLEY FAMILY APARTMENTS

SCH #2009021068



November 2009



Quad Knopf

FINAL ENVIRONMENTAL IMPACT REPORT

for the

City of Reedley Family Apartments

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November 2009

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CHAPTER ONE
INTRODUCTION

CHAPTER ONE – INTRODUCTION

1.1 Purpose of the Final Environmental Impact Report

This Final Environmental Impact Report (EIR) has been prepared to respond to agency and public comments received on the Draft EIR (State Clearinghouse #2009021068) for the proposed City of Reedley Family Apartments Project. The City of Reedley (City), as lead agency under the California Environmental Quality Act (CEQA), is required to prepare a Final EIR that responds to written comments received on the Draft EIR.

This Final EIR is an informational document that must be considered by the City before it either approves or denies the proposed project. The City must certify that:

- the Final EIR has been completed in compliance with CEQA;
- the Final EIR was presented to the decision-making body of the lead agency, and the decision-making body reviewed and considered the information contained in the Final EIR before approving or denying the project; and
- the Final EIR reflects the lead agency's independent judgment and analysis.

If the project is approved, the City must prepare findings of fact, adopt a program for reporting on and monitoring the changes that are either required in the project or made a condition of approval to avoid or substantially lessen significant environmental impacts (mitigation monitoring and reporting program), and prepare a statement of overriding considerations.

1.2 CEQA Requirements

The content and format of this Final EIR meet the requirements of CEQA and the State CEQA Guidelines (Section 15132), which require that a Final EIR consist of:

- the Draft EIR or a revision of the Draft EIR (the Draft EIR is hereby incorporated by reference);
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organization, and public agencies who commented on the Draft EIR;
- the responses of the lead agency to significant environmental points raised in the review and consultation process; and
- any other information added by the lead agency.

In addition to the Introduction chapter, this FEIR contains the following chapters:

- Chapter Two – Project Description; and

- Chapter Three – Comments and Responses to Comments.

Responses to comments are directed to the disposition of significant environmental issues that are raised in the comments, as set forth in Section 15088(b) of the State CEQA Guidelines. When reviewing the comments and in developing responses thereto, every effort was made to compare the comment to the information contained in the Draft EIR. In most instances, responses are not provided to comments on non-environmental aspects of the proposed project. For comments not directed to significant environmental issues, the responses indicate that the comment has been “noted.”

The California Environmental Quality Act (CEQA) requires that a Final EIR be prepared, certified and independently considered by the decision-making body of the City (the City of Reedley City Council) prior to taking action on the project. The Final EIR provides the City with an opportunity to respond to comments on the Draft EIR and to incorporate any changes necessary to clarify and/or amplify information contained in the Draft EIR. This Final EIR will be available to all commentors for at least ten (10) days prior to its certification.

1.3 Public Review and Consultation Process

On February 19, 2009, the City prepared and circulated an Initial Study and Notice of Preparation (IS/NOP) for review and comment by responsible, trustee and local agencies. A scoping meeting was held on March 5, 2009 in the City of Reedley. Oral comments received at the scoping meeting focused on impacts to land use, noise and transportation. Both oral and written comments on the IS/NOP were utilized in preparing the Draft EIR. The public review period of the IS/NOP was subsequently extended from April 16, 2009 to May 16, 2009 to ensure adequate noticing and to provide additional time for interested individuals to respond.

A Draft EIR was delivered to the State Clearinghouse and mailed to agencies, organizations and interested individuals on September 10, 2009 for a 45-day review period. A notice was published in the Reedley Exponent on September 10, 2009 notifying the public of the availability of the Draft EIR and soliciting comments thereon. The public comment period effectively ended on October 26, 2009. Pursuant to CEQA Guidelines, the Draft EIR analyzed the environmental impacts of the proposed project in the context of the existing/adopted 2012 City of Reedley General Plan and General Plan EIR. This Final EIR includes responses to all written comments on the Draft EIR.

CHAPTER TWO

SUMMARY OF DRAFT ENVIRONMENTAL IMPACT REPORT

CHAPTER TWO – SUMMARY OF DRAFT ENVIRONMENTAL IMPACT REPORT

2.1 Project Location

The Project site is located east of South I Street, which is situated at the termini of East Shoemaker Avenue (on the north end of the Project) and East Shimizu Avenue (on the south end of the Project), within the City of Reedley in Fresno County, California. The property abuts the former Southern Pacific railroad tracks, now the Atchison, Topeka and Santa Fe Railway and Exeter Branch of the San Joaquin Valley Railroad (SVJRR), to the east (see Figures 2-1 and 2-2).

Access to the site will be from South I Street and South East Avenue. The Project site is located on one parcel, Assessor's Parcel Number (APN) 370-020-73.

2.2 Project Objectives

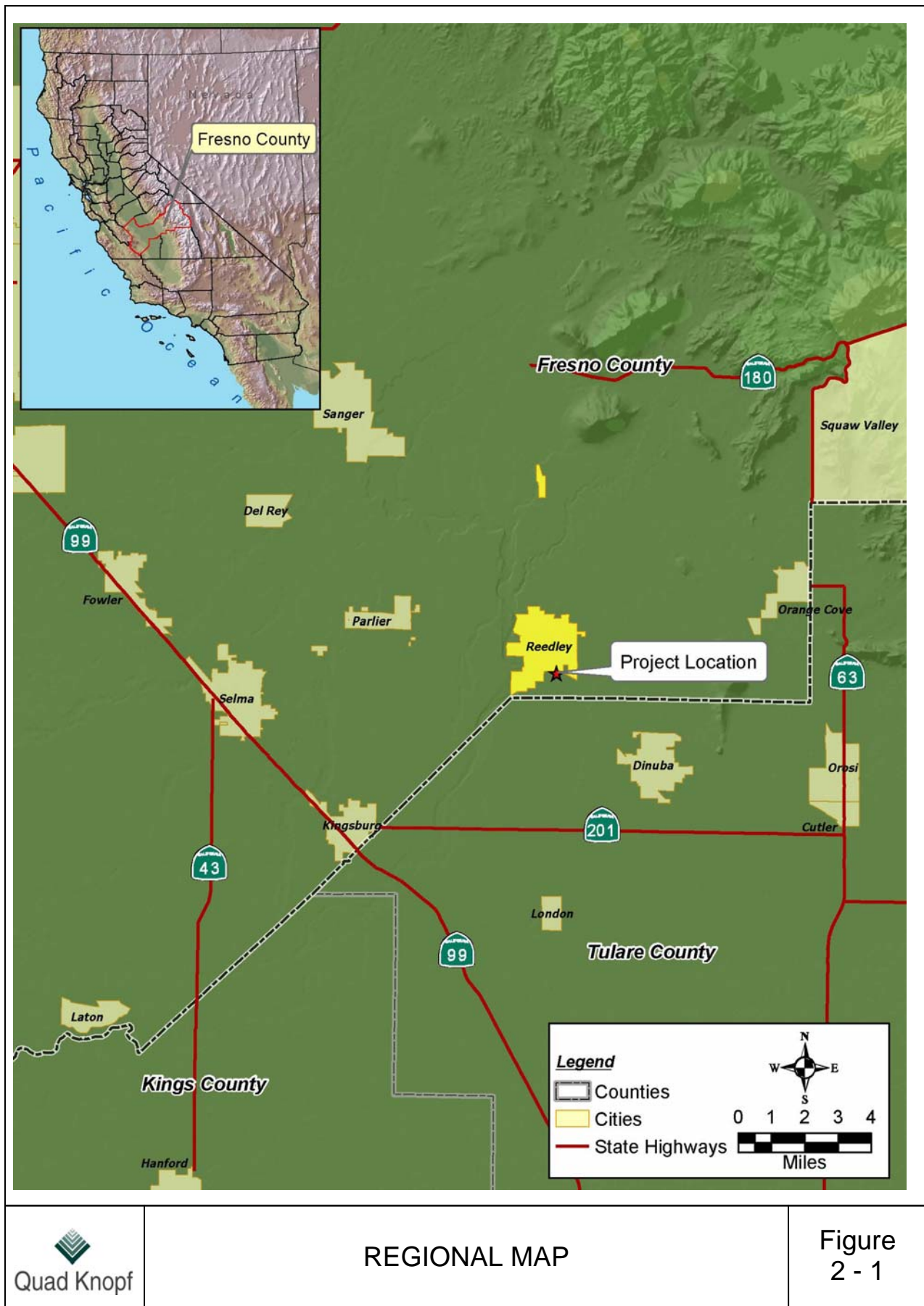
The project objective is to provide housing for eighty low-to-moderate income families in the City of Reedley, in partial fulfillment of the City's Regional Housing Needs Allocation (RHNA) targets. Current RHNA targets include housing units for 317 Extremely Low- and Very Low-income households, as well as 234 residential units for Low-income households and 260 units for Moderate-income households.

The City is not responsible for assuring that housing for lower income families is built; rather, it is required to provide opportunities, through zoning, density requirements, and other policies, to encourage development projects in support of the RHNA. The City's current RHNA (as of December 2007) includes a target of 811 units for lower and moderate income households. This Project would assist the City in meeting its RHNA targets.

2.3 Project Description

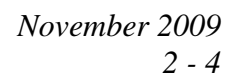
Project implementation requires a General Plan Amendment, rezone, and conditional use permit approval. The Project may require a loan from Reedley Redevelopment Agency Low- and Moderate-income funds.

The Project's five two-story buildings will house dwelling ranging in size from 572 to 1,027 square feet (one to three bedrooms). The complex will contain 1.4 acres of open space area, parking for 176 vehicles, a clubhouse (with community room, office, laundry room, kitchen, and bathrooms) and landscaping. Other features will include perimeter fencing and on-site lighting to illuminate the property for safety and security (see Site Plan, Figure 2-3).





VICINITY MAP



The City of Reedley General Plan and the City of Reedley Zoning Code designates the proposed Project site and surrounding areas as shown in Table 2-1:

**Table 2-1
Land Use and Zoning – Site Area**

	Existing Land Use	General Plan	Zoning
Project Site	Vacant	General Industrial	MH- Heavy Industrial
North	City Corporation Yard	General Industrial	MH- Heavy Industrial
East	Cold Storage Facility	General Industrial	MH- Heavy Industrial
South	Orchard	General Industrial	AL 20 – (County)
West	Residential	Medium/High Density	R-1 (SP)/RM (SP)

Source: City of Reedley

The sites to the north and east of the Project site are zoned Heavy Industrial and contain the City Corporation Yard (Public Works yard) and a private cold storage facility. The site to the south is in the County, is zoned for agricultural purposes and contains an orchard. Property to the west is zoned for single-family and multi-family residential use, and except for lots facing the Project site, has been fully developed.

The applicant is seeking support from the City of Reedley through a request for increased density (a Density Bonus), a Conditional Use Permit, a change in zoning, and an amendment to the General Plan.

The City’s General Plan Land Use Element and Reedley Zoning Code (Section 10-6C-10) restricts the number of units for multiple family units to 50. Ordinance 2000-11, 12-12-2000 states that, “New multiple-family residential projects shall contain no more than fifty (50) residential dwelling units and shall have a maximum size of five (5) acres, provided that said limitations shall not be applicable to multiple-family residential projects which are permanently restricted to occupancy by senior citizens only and are approved through a conditional use permit process.”

As an incentive to encourage housing for lower income households, developers can qualify to increase the number of units from that allowed in the Zoning Ordinance when they meet certain State of California criteria. This incentive is known as a Density Bonus. In the case of this project, the applicant will offer over 15 percent of the units to those who are considered Very Low- or Low-Income households. Because the developer would realize less profit by charging lower-than-market rental rates, an increase in the number of units rented would be a financial incentive. The applicant has requested a Density Bonus to increase the number of units in the proposed Project from 50 to 80.

The applicant estimates that the value of the concession is approximately \$1,100,000, and that without the City’s granting of this concession, the proposed Project would be economically infeasible. Under the Code, the City cannot deny the request for the concession unless there is substantial evidence that granting the concession will have a specific adverse impact on public health, safety, or the physical environment, and that there is no feasible method to mitigate or

avoid this impact. The City of Reedley's City Council would grant the request for the Density Bonus (or "concession") in approval of the Conditional Use Permit.

The Conditional Use Permit will include required mitigation measures as described in Chapter 3 and Chapter 5 of the Draft EIR, as well as other conditions, including, but not limited to:

- Compliance with all Zoning Ordinance provisions;
- Payment of capital facilities fees, development impact fees, or other development fees;
- Building and property safety and security features;
- Proper maintenance of buildings, open space, and landscaping;
- Accommodations for physically disabled;
- Installation of underground utilities; and
- Installation of on-site and off-site fire hydrants, in accordance with the requirements of the City Fire Chief, the City Engineer, and the City of Reedley Standard Specifications and Standard Plan W-1.

The proposed project would be located on a parcel now zoned for Heavy Industrial Use. According to the City of Reedley's Zoning Ordinance, residential use is not permitted in "M" or Industrial zones. Therefore, in order to proceed with this project, the zoning must be changed to "RM-2," which will allow high-density residential development (2,000 s.f. minimum site area per dwelling unit.) This designation would permit up to 82 units on the 3.8 acre site. The General Plan must also be amended to make the change from "General Industrial" to "High Density Residential" use.

2.4 Issues Raised During the Public Review Process

A public scoping meeting was held on March 5, 2009 to take comment on the IS/NOP. Based on comments received during the scoping meeting and written comments received during the Draft EIR public review period (September 10, 2009 through October 26, 2009) from public agencies, community organizations, and interested individuals, the following were identified as potential areas of concern:

- Exceedance of the SJVAPCD's significance thresholds for criteria pollutants;
- Potential impacts to transportation systems and increased LOS, including potential safety issues with lack of sidewalks along South I/South East Street and street widths;
- Potential land use conflicts between existing residential uses and request for change in land use from industrial zoning, and higher density use than zoning currently allows;
- Potential hazards due to proximity to the railroad line and pedestrian circulation with respect to the railroad ROW;
- Potential noise impacts from the project and to residents from the nearby railroad line;
- Potential hazards if Safety Klean (a neighboring industrial establishment) moves into the City Yard, which adjoins the project site to the north; and
- Potential soil hazards as a result of former agricultural use of the parcel.

Several other issues were raised at the IS/NOP scoping meeting. Because they are technically beyond the scope of this environmental document, they are not considered further here, but may be addressed by the City and/or the applicant elsewhere. Those issues included:

- Potential increase in crime in low income housing (including graffiti & gang activity);
- Potential decrease in property values;
- Potential decrease in median income of Reedley residents; and
- Lack of employment for Project residents

2.5 Alternatives to the Project

Chapter Four of the Draft EIR evaluates the proposed project against the No Project Alternative and against viable alternatives, which would achieve, or partially achieve, project objectives. The No Project Alternative is environmentally superior. The conclusion reached in Chapter Four of the Draft EIR is that the No Project Alternative does not meet the project objectives. Although the Reduced Project Alternative does meet most of the project's objectives, it is financially infeasible. Only the Project Alternatives meets all the project objectives and is feasible. The alternatives analyzed are as follows:

- No Project Alternative;
- Reduced Project Alternative; and
- Alternate Site Location

2.6 Unavoidable Significant Environmental Effects

- Agricultural Resources:
 - Loss of Prime Farmland
- Air Quality:
 - Cumulative Impacts Contributing to Global Warming

2.7 Mitigation Monitoring Program

Table 2-2 summarizes each potential significant impact, the appropriate mitigation measures, timing of the mitigation and the applicable monitoring agency.

Table 2-2
Summary of Potential Impacts, Mitigation Measures and Mitigation Monitoring Program

Impact Number	Impact	Mitigation Number	Mitigation Measure	Level of Significance After Mitigation
Agricultural Resources, Impact #3.2: Conversion of Important Farmland to Non-Agricultural Use	The proposed project will result in the loss of approximately 2 acres of prime farmland.	No mitigation is available		Significant and Unavoidable
Air Quality, Impact #3.3: Greenhouse Gas Emissions	Construction of the project will not contribute significantly to reduced air quality, especially with the use of appropriate SJVAPCD rules and regulations. However, increased traffic and stationary sources during operation of the project would contribute to greenhouse gas emissions.	No mitigation is available		Significant and Unavoidable
Cultural Resources, Impact #3.5: Disturbance of Cultural or Historical Resources and Skeletal Remains	No significant historical or cultural resources or evidence of human remains have been recorded on the site. However, no surveys have been conducted on the site, and there is the potential for discovery of cultural resources.	#3.5-1 and #3.5-2	Mitigation Measure #3.5-1 Pursuant to CEQA Guidelines 15064.5 (f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore, in the event that any archaeological or historical resources are uncovered, discovered, or otherwise detected or observed, activities within 50 feet of the find shall cease. A qualified archaeologist shall be contacted and advise the lead agency of the site’s significance. If the findings are determined to be significant, appropriate mitigation measures shall be required prior to any resumption of work in the affected area of the project.	Less Than Significant

Impact Number	Impact	Mitigation Number	Mitigation Measure	Level of Significance After Mitigation
			<p>Mitigation Measure #3.5-2</p> <p>If, in the course of site construction or operation, any skeletal remains are uncovered, discovered, or otherwise detected or observed, activities in the affected area shall cease. A qualified archaeologist, the County Coroner and local Native American organizations shall be consulted, and appropriate measures shall be required that may include avoidance of the burial site or reburial of the remains.</p> <p>Mitigation measures shall be administered by the Contractor, and the City of Reedley Community Development and Public Works Departments.</p>	
Geology/Soils, Impact #3.6	The Geotechnical Engineering Investigation Report prepared for the Project concluded that the site is suitable for the proposed construction, with suitable preparation of soils and construction materials.	#3.6-1	<p>Mitigation Measure #3.6-1</p> <p>The Project applicant shall be required to comply with applicable recommendations presented in the Geotechnical Engineering Investigation prepared for the proposed Project, including appropriate preparation of the surface soil, adequate compaction, use of select fill materials, and proper surface drainage.</p> <p>Mitigation measures shall be included as conditions of approval for the various Project entitlements and permits and administered by the City of Reedley Community Development and Public Works Departments.</p>	Less Than Significant
Noise, Impact #3.11-1: Exposure of Persons to or Generation of Noise Levels in Excess of Established Standards	Noise levels from the two daily trains, from both the passing of the trains and from train horns, will exceed City thresholds east of buildings #4 and #5.	#3.11-1	<p>Mitigation Measure #3.11-1</p> <p>In order to ensure that indoor sound levels remain below significant thresholds, the following construction standards are required:</p>	Less Than Significant

Impact Number	Impact	Mitigation Number	Mitigation Measure	Level of Significance After Mitigation
			<p>All windows in Buildings #4 and #5 facing the San Joaquin Valley Railroad line (east) shall have a minimum OITC rating of 28.</p> <p>All inhabited buildings will be equipped with air conditioning, in order to allow windows to be kept closed.</p> <p>Other construction or noise attenuating methods may be required to meet adopted noise thresholds. These may include, but are not limited to, special insulation in roof and walls, and a 7-foot high property wall along the east, north and south border, etc.</p> <p>Prior to occupancy, and at the discretion and approval of the City of Reedley, the applicant shall contract with a qualified noise consultant to prepare a noise study that measures noise levels against thresholds of adopted City of Reedley noise level standards.</p>	
Noise Impact #3.11-4 Substantial Temporary Increase in Noise Levels	The project will generate temporary noise increases during construction. It is possible that noise generated during construction will exceed ambient neighborhood noise levels as they currently exist. The City of Reedley municipal code contains provisions for controlling excessive noise.	#3.11-2	<p>Mitigation Measure #3.11-2 During construction, the operation of heavy equipment shall be limited to daytime hours. Stationary equipment (e.g. generators) shall not be located adjacent to any existing residences unless enclosed in a noise attenuating structure.</p> <p>The hours of operation activity shall be limited to Monday through Saturday, 7 a.m. to 6 p.m. with no activity allowed on Sundays or holidays.</p>	Less Than Significant
Traffic and Circulation #3.15-1	The Project will increase the number of vehicles and vehicle miles traveled on I Street/South East Street and	#3.15-1	<p>Mitigation Measure #3.15-1 By 2025, implement the following improvements at the intersection of I Street and Dinuba Avenue:</p>	Less Than Significant

Impact Number	Impact	Mitigation Number	Mitigation Measure	Level of Significance After Mitigation
	<p>Dinuba Avenue. The addition of 80 apartment units could increase the number of vehicles, which could potentially lead to a reduction in the level of service (LOS) at the intersection of I Street and Dinuba Avenue.</p>		<p>Install a traffic signal</p> <p>Restripe/widen the NB approach (from I Street), south leg, from a shared left-through lane and one (1) right-turn lane to one (1) left lane and a shared through-right lane</p> <p>Restripe/widen the SB approach, north leg, from a shared left-through lane and one (1) right-turn lane to one (1) left-turn and a shared through-right lane</p> <p>Restripe/widen the EB approach, west leg, from a shared left-through lane and a shared through-right lane to one (1) left-turn lane, one (1) through lane and a shared through-right lane</p> <p>Restripe/widen the WB approach, east leg, from a shared left-through lane and a shared through-right lane to one (1) left-turn lane, one (1) through lane and a shared through-right lane</p> <p>The applicant shall pay a Fair Share Percentage for the required improvements, based on the estimated increase in vehicle trips resulting from the Project.</p>	

CHAPTER THREE

COMMENTS AND RESPONSES TO COMMENTS

CHAPTER THREE – COMMENTS AND RESPONSES TO COMMENTS

Introduction

CEQA requires public disclosure in an EIR of all project environmental effects and encourages public participation throughout the EIR process. As stated in Section 15200 of the CEQA Guidelines, the purposes of public review of environmental documents are:

1. sharing expertise;
2. disclosing agency analyses;
3. checking for accuracy;
4. detecting omissions;
5. discovering public concerns; and
6. soliciting counter proposals.

Section 15201 of the CEQA Guidelines states that "public participation is an essential part of the CEQA process". A public review period of no less than 30 days nor longer than 60 days is required for a Draft EIR under Section 15105(c) of the CEQA Guidelines. If a State agency is a lead or responsible agency for the project, the public review period shall be at least 45 days. As required under CEQA, the Draft EIR was published and circulated for the review and comment by responsible and trustee agencies and interested members of the public. The public review period ran from September 10, 2009 to October 26, 2009. All written comments received on the Draft EIR are addressed herein.

Section 3.1 provides a list of all agencies or organizations and individuals that submitted comments on the accuracy and sufficiency of the Draft EIR. The excerpted comments and responses to environmental issues raised in those letters are presented in Section 3.2. Comment letters can be found in Appendix A of this Final EIR.

3.1 List of Commenters

The following agencies provided comments on the Draft EIR:

WRITTEN COMMENTS ON ORIGINAL DRAFT EIR CIRCULATED SEPTEMBER 10, 2009 – OCTOBER 26, 2009

1. Louise Brown
Pipeline Planning Assistant
Southern California Gas Company
404 North Tipton Street
Visalia, CA 93292-6407

2. Ron Hudson
Kings Canyon Unified School District
675 West Manning Avenue
Reedley, CA 93654
3. Arnaud Marjollet
Permit Services Manager
San Joaquin Valley Air Pollution Control District
1990 East Gettysburg Avenue
Fresno, CA 93726-0244
4. Scott Morgan
Acting Director
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
1400 10th Street, PO Box 3044
Sacramento, CA 95812-3044
5. Glenn Allen, R.E.H.S., M.S.
Environmental Health Specialist III
Department of Public Health
County of Fresno
1221 Fulton Mall, P.O. Box 11867
Fresno, CA 93775
6. Rodnie Roberts
427 East Beech Avenue
Reedley, CA 93654
7. Scott Morgan
Acting Director
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
1400 10th Street, PO Box 3044
Sacramento, CA 95812-3044

3.2 Responses to Comments

This section restates the written comments received on the Draft EIR during the 45-day review period. Following each comment (shown in *italics*) is a response intended to either supplement, clarify, or amend information provided in the Draft EIR, or refer the commenter to the appropriate place in the Draft EIR where the information is found. Each letter and corresponding response is numbered for reference. Comments not directed to significant environmental issues may be included in this section; responses thereto indicate that the comment has been noted and that no detailed response is necessary. Deletions are shown in ~~strikeout~~ and additions in *italics*.

Comments and responses are referenced by comment letter number and comment number. For example, response 1-1 indicates the first comment of the first commenter. Copies of the comment letters can be found in Appendix A.

COMMENT LETTER 1

Louise Brown
Pipeline Planning Assistant
Southern California Gas Company
404 North Tipton Street
Visalia, CA 93292-6407

Comment 1-1: *We are pleased to inform you that Southern California Gas Company has facilities in the area where the aforementioned project is proposed. Gas service to the project can be provided from existing gas mains located in and around the area. The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission when the contractual arrangements are made.*

Response: Comment noted.

COMMENT LETTER 2

Ron Hudson
Kings Canyon Unified School District
675 West Manning Avenue
Reedley, CA 93654

Comment 2-1: *Kings Canyon School District does not object to the construction and development of this project. However, it is important to note this project will impact Kings Canyon Unified School District in several ways. The apartments will generate approximately 160 students once constructed. These students will be attending Silas Bartsch K-8 with a total of six classrooms being needed. The developer fees are insufficient and do not cover the entire costs of constructing six classrooms.*

Response: The Project includes 80 units, with an estimated 280 residents, as noted on page 3-24 of the Draft EIR. Of these 280 residents, 50 are estimated to be between 5 and 14 years of age (18% of total population, based on 2000 Census, Summary File 3, P8), the ages of those attending Silas Bartsch K-8. Another 6.6 percent of the residents will be between the ages of 15 and 18, for a total of approximately 19 high-school aged residents. It is unknown at this time how many of the 50 projected students would already be attending Silas Bartsch or another Reedley elementary or secondary school, and how many would be considered new students.

As stated on page 3-25 of the Draft EIR, "State law states that payment of school impact fees shall be deemed full mitigation for any increase in school enrollment as a result of a Project. This Project will be subject to the development fees in place at the time development fee certificates

are obtained.” Current development fees (July 2008) for the purpose of providing schools addition funds are set at \$2.97 per square foot developed. Based on the applicants estimates of eight one-bedroom units (572 s.f.), 40 two-bedroom units (790 s.f.), and 32 three-bedroom units(1,025 s.f.) as noted on page 2-2 of the Draft EIR, the developer would be required to pay Kings Canyon Unified School District \$204,858.72 in development fees.

Comment 2-2: *Furthermore, these students will need to be transported to the school with approximately three school buses and this too will have a financial impact.*

Response: It is unknown at this time how many new-student bus riders will be created by the Project, as some may already be using the school bus system. The financial impact is addressed under comment 2-1.

COMMENT LETTER 3

Arnaud Marjollet
Permit Services Manager
San Joaquin Valley Air Pollution Control District
1990 East Gettysburg Avenue
Fresno, CA 93726-0244

Comment 3-1: *Mixed use development offers opportunity to benefit air quality by creating walkable, pedestrian oriented communities and favorable jobs to housing ratios. However, locating residential and industrial development in close proximity to one another can expose sensitive receptors to localized concentrations of air toxics [sic]. The District recommends that the proposed project be evaluated to determine the potential health impacts of TACs (Toxic Air Contaminants) to the near-by receptors. Available guidance for assessing potential health risk impacts from proposed land use projects include Air Quality and Land Use Handbook: A Community Health Perspective (California Air Resources Board, 2005) and Health Risk Assessments for Proposed Land Use Project (California Air Pollution Control Officers Association, 2009).*

Prior to conducting a Health Risk Assessment (HRA), an applicant may perform a prioritization on all sources of emissions to determine if it is necessary to conduct an HRA. A prioritization is a screening tool used to identify projects that may have significant health impacts. If the project has a prioritization score of 1 or more, the project has the potential to exceed the District's significance threshold for health impacts of 10 in a million.

If the prioritization score indicates that toxic air contaminants (TACs) are a concern, the District recommends that a Health Risk Assessment (HRA) be performed.

Response: The Draft EIR addresses potential air quality issues, including TACs on pages 3-5 and 3-7. Using the ARB Guideline, Health Risk Assessment for Proposed Land Use Projects, Table 2, Recommendations on Siting New Sensitive Land Uses Such as Residences (and other

uses) as reference for projects where receptors may be exposed to TACs from nearby industrial or other heavy use, the proposed Project area will not be situated:

- Within 500 feet of a freeway or urban road with 100,000 vehicles/day, or rural road with 50,000 vehicles/day;
- Within 1,000 feet of a distribution center that accommodates more than 100 trucks/day; or other distribution center;
- Within 1,000 feet of a major service and maintenance rail yard, or within one mile of a rail yard using mitigation measures;
- Downwind of a port;
- Downwind of a petroleum refinery;
- Within 1,000 feet of a chrome plater;
- Within 300 feet of a dry cleaning operation with one machine, or 500 feet of a dry cleaning operation with two machines, or further distance from a dry cleaning operation with greater than two machines; and
- Within 300 feet of a large gas station (output of 3.6 million gallons/year or greater), or within 50 feet of a smaller gas station.

This assessment indicates that if any of the above situations applied, a risk of TACs could be present. In these cases, an HRA would be recommended. However, since the proposed Project is not situated in an area of potential concern, no TACs are expected to exist that would affect residents of the proposed Reedley Family Apartments.

Comment 3-2: *The criteria pollutant emissions (NO_x and PM₁₀) generated as a result of this project's construction and operation are expected to have a less than significant impact on air quality.*

Response: Comment noted.

Comment 3-3: *At full build-out the proposed project would be equal to or greater than 50 residential dwelling units and would be subject to District Rule 9510 (Indirect Source Review).*

Response: The Draft EIR references the Initial Study (Appendix A of the DEIR) on page 3-7 in reference to air quality Rules that may apply to the project; the Initial Study states that, "the project will be subject to Rule 9510."

Comment 3-4: *The proposed project may be subject to the following District rules: Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), and Rule 4901 (Wood Burning Fireplaces and Wood Burning Heaters).*

Response: The Initial Study referenced on page 3-7 of the Draft EIR states that, "Per Rule 9510, Section 4.4.3, development projects that have a mitigated baseline below two (2.0) tons per year of NO_x and two (2.0) per year of PM₁₀ shall be exempt from the general emission mitigation and off-site fee payment requirements. The Project will be subject to Regulation VIII (Fugitive PM₁₀

Prohibitions); Rule 3135 (Dust Control Plan Fee); Rule 4102 (Nuisance); Rule 4103 (Open Burning); Rule 4601(Architectural Coatings); Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations); and Rule 9510 (Indirect Source Review).”

COMMENT LETTER 4

Scott Morgan
Acting Director
Governor’s Office of Planning and Research
State Clearinghouse and Planning Unit
1400 10th Street, PO Box 3044
Sacramento, CA 95812-3044

Comment 4-1: *The State Clearinghouse forwarded the above-mentioned project (SCH # 2009021068 Reedley Family Apartments) to your agency for review on September 10, 2009 with incorrect review dates. Please make note of the following information for your files: Review period began September 10, 2009.*

Response: Comment noted.

COMMENT LETTER 5

Glenn Allen, R.E.H.S., M.S.
Environmental Health Specialist III
Department of Public Health
County of Fresno
1221 Fulton Mall, P.O. Box 11867
Fresno, CA 93775

Comment 5-1: *The acoustical analysis completed by Acentech Incorporated in June of 2008, included as Appendix C in the DEIR, indicated within the body of the report that the installation of a 6-foot property wall would be required to mitigate exterior noise levels to acceptable levels. However, this mitigation measure was not carried over to the conclusion of the report or appropriately to Impact #3.11-1, and was instead mentioned as “other construction or noise attenuating methods that may be required to meet adopted noise thresholds.” My review of the documents indicates that this item should have been included as a defined mitigation measure, necessary to reduce exterior noise to an acceptable level.*

Response: The City is concerned about potential noise impacts to residents. As part of the project, a 7-foot block wall will be constructed around the north, east and south property lines (See page 2-2 of the Project Description and Table 2-2 on page 2-7. See also page 3-22 of the noise attenuation discussion). This wall will serve to reduce noise emanating from passing trains and will provide separation between residents/pedestrians and the railroad right of way. This component of the Project was not listed as a mitigation measure because it is part of the project description. However, this wall is a noise attenuating feature.

COMMENT LETTER 6

Rodnie Roberts
427 East Beech Avenue
Reedley, CA 93654

Comment 6-1: *Re: IX. Land Use/Planning, in subsection b. it lists general plan, land use plan and zoning ordinance. Allowing the Reedley Family Apartments to be built on this plot of land would not be in compliance [sic] with the general and land use plan established by the city. This plot of land was marked for industrial in the past, (when we bought our houses) but as of recently, may have been changed to accommodate the apartments. Changing the land use to high density residential would directly impact the residents to the west.*

Response: With the approval of changes to the General Plan, Zoning Ordinance, and the Conditional Use Permit associated with the Project, the proposed Project will become consistent with goals, policies, and objectives of the General Plan (page 3-15 of the DEIR and page 3-20 of Appendix A of the DEIR). Pursuant to the thresholds developed by the City of Reedley and as set forth in the CEQA Guidelines, the Project has been determined to have a less than significant effect on the environment.

Comment 6-2: *According to city zoning ordinance, apartments are limited to 50 units. Reedley Family Apartments are proposing 80 units being built.*

Response: The City of Reedley is responsible for meeting the housing needs of all of its residents. As stated in the Project Purpose and Objectives and Project Description (pages 2-1 and 2-2), “It is the project objective to provide housing for eighty low-to-moderate income facilities in the City of Reedley in partial fulfillment of the City’s Regional Housing Needs Allocation goal of 317 Very Low Income, 234 Low Income, and 260 Moderate Income new housing units. Project implementation requires General Plan Amendment, rezone, and conditional use permit approval.”

State Government Code requires that if an applicant planning to build lower income housing requests a “Density Bonus” to permit a higher density than zoning ordinances current allow, the City cannot deny that request (unless the application does not meet legal requirements). As stated on page 2-4, “because the developer would realize less profit by charging lower-than-market rental rates, an increase in the number of units rented would be a financial incentive. The applicant has requested a Density Bonus to increase the number of units in the proposed Project from 50 to 80.”

Comment 6-3: *Regarding the requested increase to 80 units, to my knowledge the reason this ordinance was enacted was because of the crime and gang activity associated with other apartments with units of 50 or more in the City of Reedley. Allowing more than 50 units would significantly affect the neighborhood and its inhabitants.*

Response: The 50 unit maximum number of units for multiple-family residential projects was originally established in the 2012 Reedley General Plan, adopted in 1993 (212-03.13.1), and most recently confirmed through Ordinance No. 2000-11 (adopted in 2000).

Reedley Municipal Code Section 10-6C-10: MAXIMUM SIZE OF MULTIPLE-FAMILY RESIDENTIAL PROJECTS, reads as follows: New multiple-family residential projects shall contain no more than fifty (50) residential dwelling units and shall have a maximum size of five (5) acres, provided that said limitations shall not be applicable to multiple-family residential projects which are permanently restricted to occupancy by senior citizens only and are approved through a conditional use permit process. (Ord. 2000-11, 12-12-2000)

The City of Reedley is currently updating the 2003 Housing Element. The State of California Department of Housing and Community Development identifies the 50 unit maximum number of units for multiple-family residential projects contained in the zoning ordinance and General Plan (212-03.13.1) as a constraint to affordable housing and it will be removed following adoption of the Housing Element Update.

In accordance with Government Code 65915, the applicant has submitted a request for a development concession provided for under California State Law that allows housing projects that provide housing for very low, low and moderate income households to deviate from General Plan and Zoning Requirements. It should be noted that, based on the number of units that are qualified as available for low to moderate individuals, the project is eligible for three concessions. The applicant requests a concession to exceed the limitation of 50 units in the Reedley General Plan Land Use Element and Reedley Municipal Code. The project meets all other density limitations within the General Plan and Municipal Code. If the concession request complies with State Law, the request for concessions cannot be denied by the City of Reedley and must be processed.

Government Code requires that the EIR address only issues associated with environmental resources. While social issues are technically beyond the scope of this document, the following mitigation measures were added in response to comments and concerns related to traffic and noise:

Mitigation Measure #3.11-1: In order to ensure that indoor sound levels remain below significant thresholds, the following construction standards are required:

- All windows in Buildings #4 and #5 facing the San Joaquin Valley Railroad line (east) shall have a minimum OITC rating of 28.
- All inhabited buildings will be equipped with air conditioning, in order to allow windows to be kept closed.
- Other construction or noise attenuating methods may be required to meet adopted noise thresholds. These may include, but are not limited to, special insulation in roof and walls, taller property wall adjacent to the railroad tracks, etc.

- Prior to occupancy, and at the discretion and approval of the City of Reedley, the applicant shall contract with a qualified noise consultant to prepare a noise study that measures noise levels against thresholds of adopted City of Reedley noise level standards.

Mitigation Measure #3.11-2: In order to reduce noise due to construction:

- During construction, the operation of heavy equipment shall be limited to daytime hours. Stationary equipment (e.g. generators) shall not be located adjacent to any existing residences unless enclosed in a noise attenuating structure.
- The hours of operation activity shall be limited to Monday through Saturday, 7 a.m. to 6 p.m. with no activity allowed on Sundays or holidays.

Mitigation Measure #3.15-1: By 2025, implement the following improvements at the intersection of I Street and Dinuba Avenue:

- Install a traffic signal.
- Restripe/widen the NB approach (from I Street), south leg, from a shared left-through lane and one (1) right-turn lane to one (1) left lane and a shared through-right lane.
- Restripe/widen the SB approach, north leg, from a shared left-through lane and one (1) right-turn lane to one (1) left-turn lane and a shared through-right lane.
- Restripe/widen the EB approach, west leg, from a shared left-through lane and a shared through-right lane to one (1) left-turn lane, one (1) through lane and a shared through-right lane.
- Restripe/widen the WB approach, east leg, from a shared left-through lane and a shared through-right lane to one (1) left-turn lane, one (1) through lane and a shared through-right lane.

The applicant shall pay a Fair Share Percentage for the required improvements, based on the estimated increase in vehicle trips resulting from the Project. The formula used to calculate the applicant's Fair Share Percentage for improvements needed by 2025 is:

Fair Share Percentage = (Project trips/Total 2025 Project Volumes) – Existing Volumes

The estimated proportionate share to be paid by the applicant would be 12.1 percent for a.m. traffic and 12.03 percent for p.m. traffic, unless the City of Reedley determines another percentage.

Design of the project includes input from the City of Reedley Police Department. Location project design features: security fences, pedestrian access gates for guests and law enforcement, project parking and guest parking public, have all been reviewed with input from the City of Reedley Police Department.

The project also includes a centrally located community room. The community room will be available for use by the City of Reedley Police Department for Community Service programs such as: Revitalization, Adopt a Block, Neighborhood Watch, Red Ribbon and Reedley Night Out. Therefore, there is no evidence that this project will encourage gang activity, the Police Department has expressed no such concern, and there are many project features that will make gang activity highly unlikely.

COMMENT LETTER 7

Scott Morgan
Acting Director
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
1400 10th Street, PO Box 3044
Sacramento, CA 95812-3044

Comment 7-1: *The State Clearinghouse submitted the Reedley Family Apartments Draft EIR to selected state agencies for review. The review period closed on October 26, 2009, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.*

Response: Comment noted.

APPENDICES

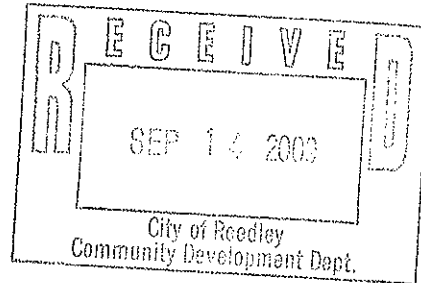
Appendix A
Comment Letters



404 N. Tipton Street
Visalia, CA 93292-6407



September 10, 2009



City of Reedley
Community Development Department
1733 Ninth Street
Reedley, CA 93654

Subject: Will Serve Letter – Reedley Family Apartments, located east of South “I” Street and South East Avenue at the termini of East Shoemaker and Shimizu Avenues, Reedley, California

Attention: David Brletic, City Planner

We are pleased to inform you that Southern California Gas Company has facilities in the area where the aforementioned project is proposed. Gas service to the project can be provided from existing gas mains located in and around the area. The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission when the contractual arrangements are made.

This letter is not a contractual commitment to serve the proposed project, but is only provided as an informational service. The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply or the conditions under which service is available, gas service will be provided in accordance with the revised conditions.

This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations), which could affect construction of a main and/or service line extension (i.e., if hazardous wastes were encountered in the process of installing the line). The regulations can only be determined around the time contractual arrangements are made and construction has begun.

Contact the New Business Project Manager for your area, Rod Jurbina at (559) 739-2328, or visit our web site SCGMapping@SempraUtilities.com for information on current energy efficiency programs, gas equipment, or to find out how to get your line extension project started.

Thank you again for choosing clean, reliable natural gas, your best energy value.

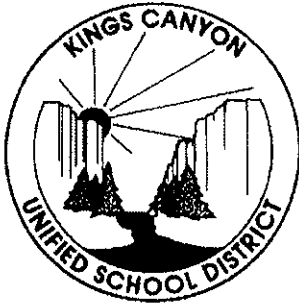
Sincerely,

A handwritten signature in cursive script that reads "Louise Brown/jp".

Louise Brown/jp
Pipeline Planning Assistant

LB/jp

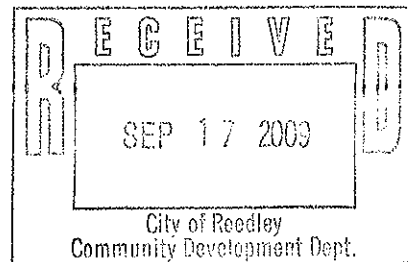
xc: Ed Aguirre
Rod Jurbina (attachment)
Jae Yi (attachment)



Kings Canyon Unified School District
675 W Manning Ave ~ Reedley CA 93654
(559) 305-7010
Fax (559) 637-1186

September 14, 2009

David Brletic
City Planner
City of Reedley
1733 Ninth Street
Reedley CA 93654



RE: Notice of Availability of an Environmental Impact Report and Public Hearing for the Reedley Family Apartments Project

General Plan Amendment No. 2007-1, Change of Zone No. 302, & Conditional Use Permit No. 446

Dear Mr. Brletic:

Kings Canyon Unified School District does not object to the construction and development of this project. However it is important to note this project will impact Kings Canyon Unified School District in several ways. The apartments will generate approximately 160 students once constructed. These students will be attending Silas Bartsch K-8 with a total of six classrooms being needed. The developer fees are insufficient and do not cover the entire costs of constructing six classroom. Furthermore, these students will need to be transported to the school with approximately three school busses and this too will have a financial impact.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ron Hudson".

Ron Hudson
Deputy Superintendent



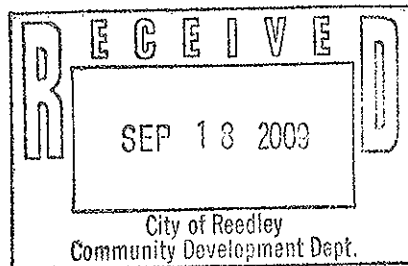
San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



September 16, 2009

David Brletic
City of Reedley
Community Development Department
1733 Ninth Street
Reedley, CA 93654



Agency Project: Reedley Family Apartments, Draft Environmental Impact Report,

District Reference No: 20090538

Dear Mr. Brletic:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of an 80 unit apartment complex and offers the following comments:

1. Mixed use development offers opportunity to benefit air quality by creating walkable, pedestrian oriented communities and favorable jobs to housing ratios. However, locating residential and industrial development in close proximity to one another can expose sensitive receptors to localized concentrations of air toxics. The District recommends that the proposed project be evaluated to determine the potential health impacts of TACs (Toxic Air Contaminants) to the near-by receptors. Available guidance for assessing potential health risk impacts from proposed land use projects include Air Quality and Land Use Handbook: a Community Health Perspective (California Air Resources Board, 2005) and Health Risk Assessments for Proposed Land Use Projects (California Air Pollution Control Officers Association, 2009). These references can be downloaded using the following links:

http://www.capcoa.org/rokdownloads/HRA/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf

<http://www.capcoa.org/>

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

2. Prior to conducting a Health Risk Assessment (HRA), an applicant may perform a prioritization on all sources of emissions to determine if it is necessary to conduct an HRA. A prioritization is a screening tool used to identify projects that may have significant health impacts. If the project has a prioritization score of 1 or more, the project has the potential to exceed the District's significance threshold for health impacts of 10 in a million. Information on conducting a prioritization can be obtained from the District by contacting Mr. Leland Villalvazo, Supervising Air Quality Specialist, at hramodeler@valleyair.org.
3. If the prioritization score indicates that toxic air contaminants (TACs) are a concern, the District recommends that a Health Risk Assessment (HRA) be performed. If an HRA is to be performed, it is recommended that the project proponent contact the District to review the proposed modeling approach. Please contact Mr. Leland Villalvazo, Supervising Air Quality Specialist, at hramodeler@valleyair.org. Additional information on TACs can be found on the District's Air Quality Modeling page; http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm
4. The criteria pollutant emissions (NO_x and PM₁₀) generated as a result of this project's construction and operation are expected to have a less than significant impact on air quality.
5. At full build-out the proposed project would be equal to or greater than 50 residential dwelling units and would be subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than seeking final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees, be made a condition of the project's approval.

6. The proposed project may be subject to the following District rules: Regulation VIII, (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), and Rule 4901 (Wood Burning Fireplaces and Wood Burning Heaters). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District

permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found at www.valleyair.org/rules/1ruleslist.htm.

If you have any questions or require further information, please call Kanya Ellington, M.S., at (559) 230-5934.

Sincerely,

Dave Warner
Director of Permits Services


for Arnaud Marjollet
Permit Services Manager

DW: ke



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

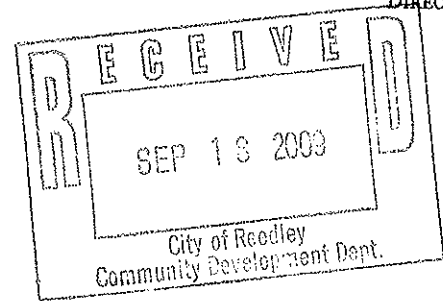


CYNTHIA BRYANT
DIRECTOR

Memorandum

Date: September 14, 2009
To: All Reviewing Agencies
From: Scott Morgan, Acting Director
Re: SCH # 2009021068

Reedley Family Apartments – General Plan Amendment No. 2007-1,
Change of Zone No. 302, & Conditional Use Permit No. 446



The State Clearinghouse forwarded the above-mentioned project to your agency for review on September 10, 2009 with incorrect review dates. Please make note of the following information for your files:

Review period began: September 10, 2009

We apologize for any inconvenience this may have caused. All other project information remains the same.

cc: David Brletic
City of Reedley
1733 Ninth Street
Reedley, CA 93654

NOTICE OF COMPLETION

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 SCH # 2009021068
Project Title: Reedley Family Apartments - General Plan Amendment No. 2007-1, Change of Zone No. 302, & Conditional Use Permit No. 446
Lead Agency: City of Reedley **Contact Person:** David Brletic, City Planner
Street Address: 1733 Ninth Street **Phone:** (559) 637-4200
City: Reedley **Zip:** 93654 **County:** Fresno

Project Location

County: Fresno **City/Nearest Community:** Reedley
Cross Streets: South "I" Street, Shoemaker Ave. **Zip Code:** 93654 **Total Acres:** 3.8 **Within 2 Miles:** State Hwy #:
Waterways: Kings River **Airports:** None **Railways:** Southern Pacific **Schools:** Immanuel School, Washington Elementary School, Chapter One School

Document Type

☐ NOP ☐ Supplement/Subsequent **NEPA:** ☐ NOI ☐ Joint Document
☐ Early Cons ☐ EIR (Prior SCH No.) ☐ EA ☐ Final Document
☐ Neg Dec ☐ Other ☐ Draft EIS ☐ Other
☒ Draft EIR

Local Action Type

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision) ☐ Other
Parcel Map, Tract Map, etc.)

Development Type

☒ Residential: Units 80 Acres 3.7 ☐ Water Facilities: Type MGD
☐ Office: Sq. Ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq. Ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq. Ft. Acres Employees ☐ Power: Type Watts
☐ Educational: Type ☐ Waste Treatment: Type
☐ Recreational: Type ☐ Hazardous Waste: Type
☐ Other: Type

Project Issues Discussed in Document

☒ Aesthetic/Visual ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Agricultural Land ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Air Quality ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Archaeological/Historical ☒ Minerals ☒ Soil Erosion/Compacting Grading ☒ Wildlife
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☐ Growth Inducing
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Land Use
☐ Economic/Jobs ☒ Public Service/Facilities ☒ Traffic/Circulation ☒ Cumulative Effects
☐ Fiscal ☒ Recreation/Parks ☒ Vegetation ☐ Other

Present Land Use/Zoning/General Plan Use

Present: Vacant; **Zoning:** MH - Heavy Industrial; **General Plan:** General Industrial

Project Description

The Project applicant is proposing to construct an 80-unit apartment complex consisting of five two-story walk-up buildings ranging in size from 12,640 square feet to 16,416 square feet on a 3.7 acre site. The units will range in size from 572 to 1,027 square feet (1-3 bedrooms) and the complex will contain 1.4 acres of open space area, parking for 176 vehicles, a clubhouse (with community room, office, laundry room, kitchen, and bathrooms) and landscaping throughout the site. Other features will include perimeter fencing and on site lighting to illuminate the property for safety and security. The Project includes a General Plan Amendment to re-designate the land use to High Density Residential, and a Zone Change to re-zone the property to RM-2 (Multi-Family Residential - one Dwelling Unit per 2,000 sq. ft.).

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

9 - 10 - 2009

SCH COMPLIANCE

10 - 26 - 2009

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2009021068**

Please forward late comments directly to the Lead Agency

AQMD/APCD 7

(Resources: 9 / 12)

Project Sent to the following State Agencies

☒ Resources **State/Consumer Svcs**
☐ Boating & Waterways **General Services**
☐ Coastal Comm **Cal EPA**
☐ Colorado Rvr Bd **ARB - Airport Projects**
☐ Conservation **ARB - Transportation Projects**
☒ Fish & Game # 4 **ARB - Major Industrial Projects**
☐ Delta Protection Comm **Integrated Waste Mgmt Bd**
☐ Cal Fire **SWRCB: Clean Wtr Prog**
☐ Historic Preservation **SWRCB: Wtr Quality**
☒ Parks & Rec **SWRCB: Wtr Rights**
☒ Central Valley Flood Prot. **Reg. WQCB # 5 F**
☐ Bay Cons & Dev Comm **Toxic Sub Ctrl-CTC**
☒ DWR **Yth/Adlt Corrections**
☐ OES (Emergency Svcs) **Corrections**
Bus Transp Hous **Independent Comm**
☒ Aeronautics **Energy Commission**
☒ CHP **X NAHC**
☒ Caltrans # 6 **X Public Utilities Comm**
☐ Trans Planning **State Lands Comm**
☐ Housing & Com Dev **Tahoe Rgl Plan Agency**
☐ Food & Agriculture
☐ Health Services
Conservancy
Other:

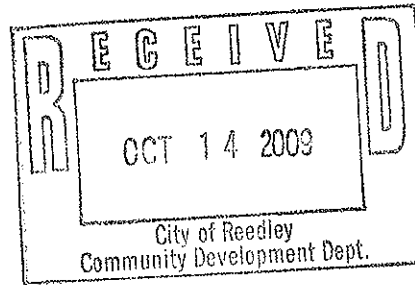


County of Fresno

Department of Public Health
Edward L. Moreno, M.D., M.P.H., Director-Health Officer

October 14, 2009

David Brletic, City Planner
City of Reedley
Community Development Department
1733 Ninth Street
Reedley, CA 93654



999999999
LU0015154
PE 2600

Dear Mr. Brletic:

PROJECT DESCRIPTION AND LOCATION: Draft Environmental Impact Report for the City of Reedley Family Apartments located east of South I Street and South East Avenue at the terminus of East Shoemaker and Shimizu Avenues within the City of Reedley.
APN 370-020-73

The Fresno County Department of Public Health, Environmental Health Division has reviewed the Draft Environmental Impact Report and offers the following comment:

- The acoustical analysis completed by Acentech Incorporated in June of 2008, included as Appendix C in the DEIR, indicated within the body of the report that the installation of a 6-foot property wall would be required to mitigate exterior noise levels to acceptable levels. However, this mitigation measure was not carried over to the conclusion of the report or appropriately to Impact # 3.11-1, and was instead mentioned as "other construction or noise attenuating methods that may be required to meet adopted noise thresholds." My review of the documents indicates that this item should have been included as a defined mitigation measure, necessary to reduce exterior noise to an acceptable level.

If I can be of further assistance, please contact me at (559) 445-3357.

Sincerely,

Glenn Allen

Digitally signed by Glenn Allen
DN: cn=Glenn Allen, o=Environmental Health
Division, ou=Public Health, email=glallen@co
fresno.ca.us, c=US
Date: 2009.10.14 11:38:28 -0700

R.E.H.S., M.S.

Environmental Health Specialist III
Environmental Health Division

ga

Reedley DEIR Family Apartments

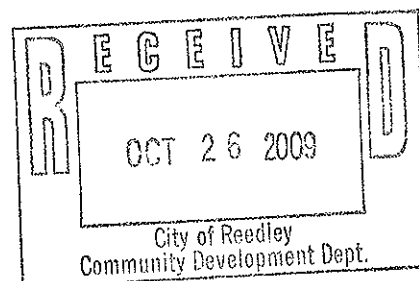
Mr. Brletic

According to the EIR, the section that is listed below shows (no impact). In subsection **b.** it lists general plan, land use plan and zoning ordinance. Allowing the Reedley Family Apartments to be built on this plot of land would not be in compliance with the general and land use plan established by the city. This plot of land was marked for industrial in the past, (when we bought our houses) but as of recently, may have been changed to accommodate the apartments. Changing the land use to high density residential would directly impact the residents to the west. Secondly, according to city zoning ordinance, apartments are limited to 50 units. Reedley Family Apartments are proposing 80 units being built. To my knowledge the reason this ordinance was enacted was because of the crime and gang activity associated with other apartments with units of 50 or more in the City of Reedley. Allowing more than 50 units would significantly affect the neighborhood and its inhabitants.

IX. LAND USE/PLANNING – Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Thank you,
Rodnie Roberts
427 E. Beech Ave.
Reedley, CA 93654





County of Fresno

Department of Public Health
Edward L. Moreno, M.D., M.P.H., Director-Health Officer

October 14, 2009

999999999
LU0015154
PE 2600

David Brletic, City Planner
City of Reedley
Community Development Department
1733 Ninth Street
Reedley, CA 93654

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APN 370-020-73

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If I can be of further assistance, please contact me at (559) 445-3357.

Sincerely,

R.E.H.S., M.S.
Environmental Health Specialist III
Environmental Health Division

ga

Reedley DEIR Family Apartments



ARNOLD SCHWARZENEGGER
GOVERNOR

October 27, 2009

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

David Brletic
City of Reedley
1733 9th Street
Reedley, CA 93654

Subject: Reedley Family Apartments - General Plan Amendment No. 2007-1, Change of Zone No. 302, &
Conditional Use Permit No. 446
SCH#: 2009021068

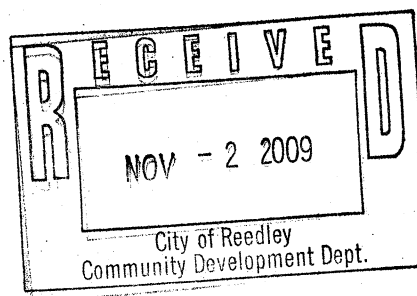
Dear David Brletic:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on October 26, 2009, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

for: Scott Morgan
Acting Director, State Clearinghouse



**Document Details Report
State Clearinghouse Data Base**

SCH# 2009021068
Project Title Reedley Family Apartments - General Plan Amendment No. 2007-1, Change of Zone No. 302, &
Lead Agency Conditional Use Permit No. 446
Reedley, City of

Type EIR Draft EIR

Description The project applicant is proposing to construct an 80-unit apartment complex consisting of five two-story walk-up buildings ranging in size from 12,640 square feet to 16,416 square feet on a 3.7 acre site. The units will range in size from 572 to 1,027 square feet (1-3 bedrooms) and the complex will contain 1.4 acres of open space area, parking for 176 vehicles, a clubhouse (with community room, office, laundry room, kitchen, and bathrooms) and landscaping throughout the site. Other features will include perimeter fencing and on site lighting to illuminate the property for safety and security. The Project includes a General Plan Amendment to re-designate the land use to High Density Residential, and a Zone Change to re-zone the property to RM-2 (Multi-Family Residential - one Dwelling Unit per 2,000 sq. ft.).

Lead Agency Contact

Name	David Brletic	
Agency	City of Reedley	
Phone	(559) 637-4200	Fax
email		
Address	1733 9th Street	
City	Reedley	State CA Zip 93654

Project Location

County Fresno
City Reedley
Region
Lat / Long
Cross Streets South I Street, Shoemake Avenue
Parcel No.

Township	Range	Section	Base
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Proximity to:

Highways No
Airports No
Railways Southern Pacific
Waterways Kings River
Schools Immanuel, Washington Elem., Chapter One
Land Use Vacant;
Z: MH - Heavy Industrial;
GP: General Industrial

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Landuse; Noise; Minerals; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 4; Department of Parks and Recreation; Central Valley Flood Protection Board; Department of Water Resources; California Highway Patrol; Caltrans, District 6; Regional Water Quality Control Bd., Region 5 (Fresno); Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission

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Date Received 09/10/2009 **Start of Review** 09/10/2009 **End of Review** 10/26/2009

